

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2009-001242
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**PARTITION PLAT
 BOUNDARY LINE ADJUSTMENT
 PARCEL 2 PARTITION PLAT 2008-0091
 LOCATED IN
 SECTIONS 129, 30 & 31
 T.26S., R.3W., W.M.
 DOUGLAS COUNTY, OREGON**



FILED THIS 27 DAY OF January 2009,
 BY BARBARA E. NIELSEN *ap/lead*
 COUNTY CLERK

APPROVALS:

Keith L. Cubie 1/22/09
 COUNTY PLANNING DIRECTOR DATE
Randy Smith 1-26-09
 COUNTY SURVEYOR *DEPUTY* DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE EAST BOUNDARY OF PARCEL 2 OF PARTITION PLAT 2008-0091 AND THEN PARTITION THE REMAINDER OF UNIT 1 INTO TWO PARCELS AS APPROVED IN DOUGLAS COUNTY PLANNING FILE NO. 07-248. THE WEST LINE OF PARCEL 1 WAS CONTROLLED BY MONUMENTS FOUND PER M 28-7. I COMPUTED THE WEST LINE OF THE THOMPSON PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2007-007147 AND THEN HELD THIS LINE AS THE EAST LINE OF PARCEL 1. THE THOMPSON PROPERTY WAS ORIGINALLY DESCRIBED UNDER VOLUME 282, PAGE 755 WITH IRON PIPES CALLED AT ALL CORNERS BUT WITHOUT A RECORDED SURVEY. I ACCEPTED THE FOUND IRON PIPES AS CONTROLLING THE BOUNDARIES OF THE THOMPSON PROPERTY AND COMPUTED THE NORTHWEST CORNER BY HOLDING THE RECORD ANGLE AND DISTANCE AT MONUMENT "A". I COMPUTED THOMPSON'S NORTHEAST CORNER AT THE RECORD M 1-71 DISTANCE OF 102.00 FEET NORTHEAST OF THE M 1-71 U-IRON AND THEN INVERSED TO THE COMPUTED NORTHWEST CORNER. I NOTE AN APPROXIMATE 30 FOOT DISCREPANCY IN THE DISTANCE OF THOMPSON'S NORTH LINE WHICH APPROXIMATELY MATCHES THE 28 FOOT ERROR OF CLOSURE OF VOLUME 282, PAGE 755. THOMPSON'S NORTH LINE WAS THEN EXTENDED NORTHWESTERLY AS THE NORTH LINE OF PARCEL 1. THE SOUTH LINE OF PARCEL 1 WAS ESTABLISHED AS DIRECTED BY THE OWNERS WITH THE SOUTHWEST CORNER SET ON THE GLIDE URBAN UNINCORPORATED AREA BOUNDARY AS DEFINED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT. LITTLE RIVER ROAD WAS COMPUTED AS A 40 FOOT RIGHT OF WAY PER ROAD RECORD VOLUME 8, PAGE 210 FROM A LEAST SQUARES BEST FIT CURVE OF THE AS-BUILT CENTERLINE. THE 1914 ROAD RECORD VOLUME 8, PAGE 210 ALIGNMENT THROUGH PARCEL 1 WAS REALIGNED IN 1947 AS NOTED IN FREAR'S 1947 AND 1949 PLANS, THEREFORE THE AS-BUILT CENTERLINE WAS ACCEPTED AS THE RIGHT OF WAY CENTERLINE. A CONTROL SURVEY WAS PERFORMED UTILIZING A STATIC GPS CONTROL SURVEY WITH RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES SURVEYED TO CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA TCRP 1203 TOTAL STATION AND LEICA SYSTEMS 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, JOEL HERZBERG, AND RICK SANFORD WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT SHRUM & WRIGHT RANCH, A PARTNERSHIP, IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THAT 25 FOOT ACCESS EASEMENT AS SHOWN AND DESCRIBED HEREBY TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 2.

Randall D. Shrum RANDALL D. SHRUM, PARTNER
Terry Donald Wright TERRY DONALD WRIGHT, PARTNER
Andrew M. Shrum BY Randall D. Shrum
 ANDREW M. SHRUM, PARTNER, BY RANDALL D. SHRUM, ATTORNEY IN FACT, INST. NO. 2008-020710

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF January, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RANDALL D. SHRUM, RANDALL D. SHRUM AS ATTORNEY IN FACT FOR ANDREW M. SHRUM, AND TERRY DONALD WRIGHT AS PARTNERS OF THE SHRUM & WRIGHT RANCH, A PARTNERSHIP, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Mary L. Moore
 NOTARY PUBLIC, STATE OF OREGON

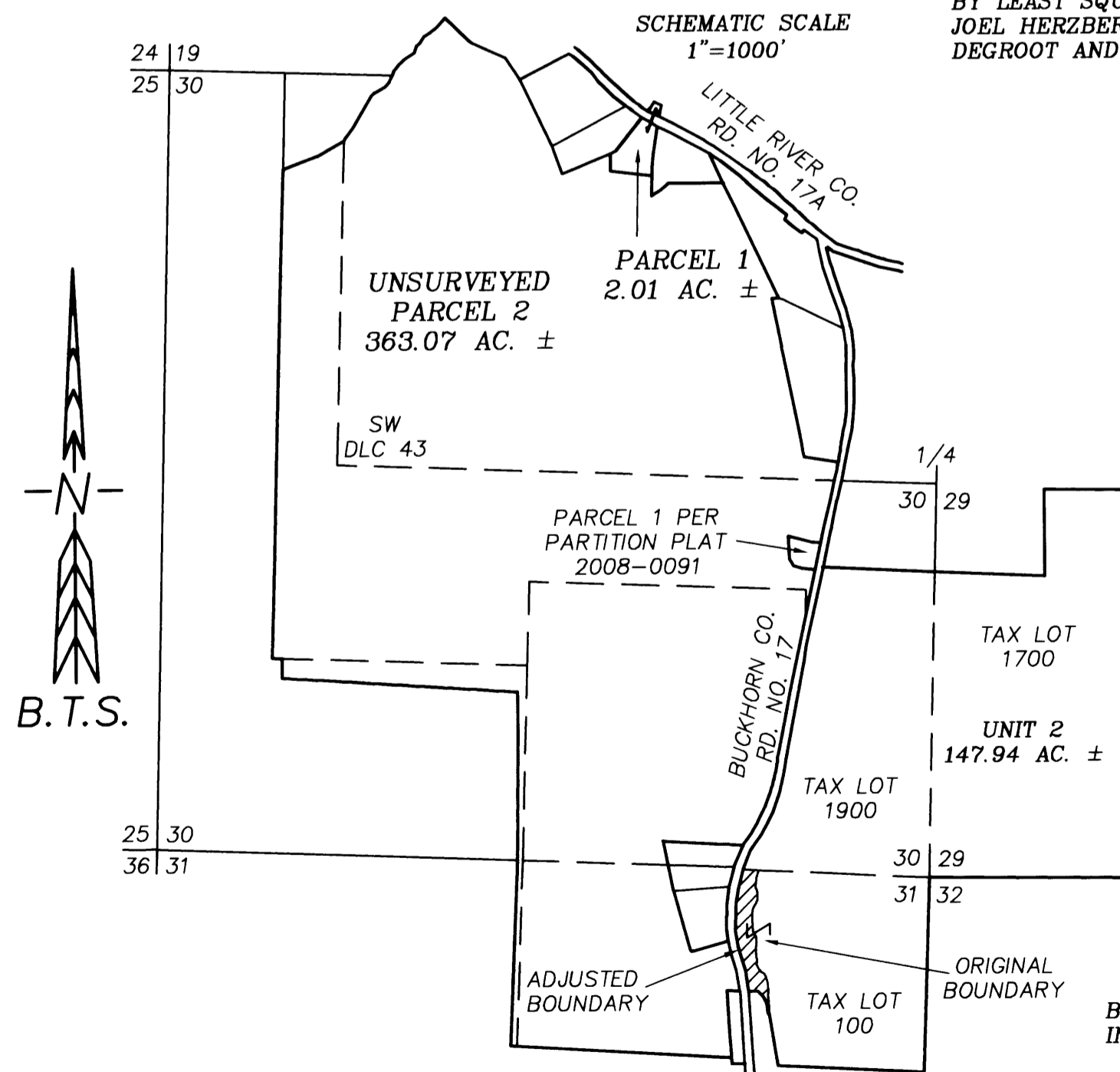


SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THOSE LANDS REPRESENTED AS PARCEL 1 ON THIS LAND PARTITION PLAT AND HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THOSE LANDS REPRESENTED AS PARCEL 2 OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 PARCEL 2 OF PARTITION PLAT 2008-0091 AS RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.
 EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO TERRY D. WRIGHT AND PAMELA WRIGHT AS RECORDED IN INSTRUMENT NO. 2009-XXXXXX.

TAX COLLECTORS CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Conner 1/27/09
 DOUGLAS COUNTY TAX COLLECTOR DATE



ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE-GRAZING (FG)
 RURAL RESIDENTIAL-2 (RR)
 COMP. PLAN: AGRICULTURE (AGG)
 GLIDE URBAN UNINCORPORATED (UUA) 2-ACRE (RC2)
 WATER: GLIDE WATER DISTRICT
 SEWER: SEPTIC
 PLANNING FILE NO. 07-248

REGISTERED PROFESSIONAL LAND SURVEYOR

Kristian O. Degroot

OREGON JULY 17, 1981
 KRISTIAN O. DEGROOT 1941

RENEWAL DATE: 12-31-09

BOUNDARY LINE ADJUSTMENT DEED REFERENCE:
 INSTRUMENT NO. 2009-000738

BTS ENGINEERING & SURVEYING, INC.
 431 S.E. MAIN ST., ROSEBURG, OR 97470
 PHONE (541) 673-0966 FAX (541) 673-0105

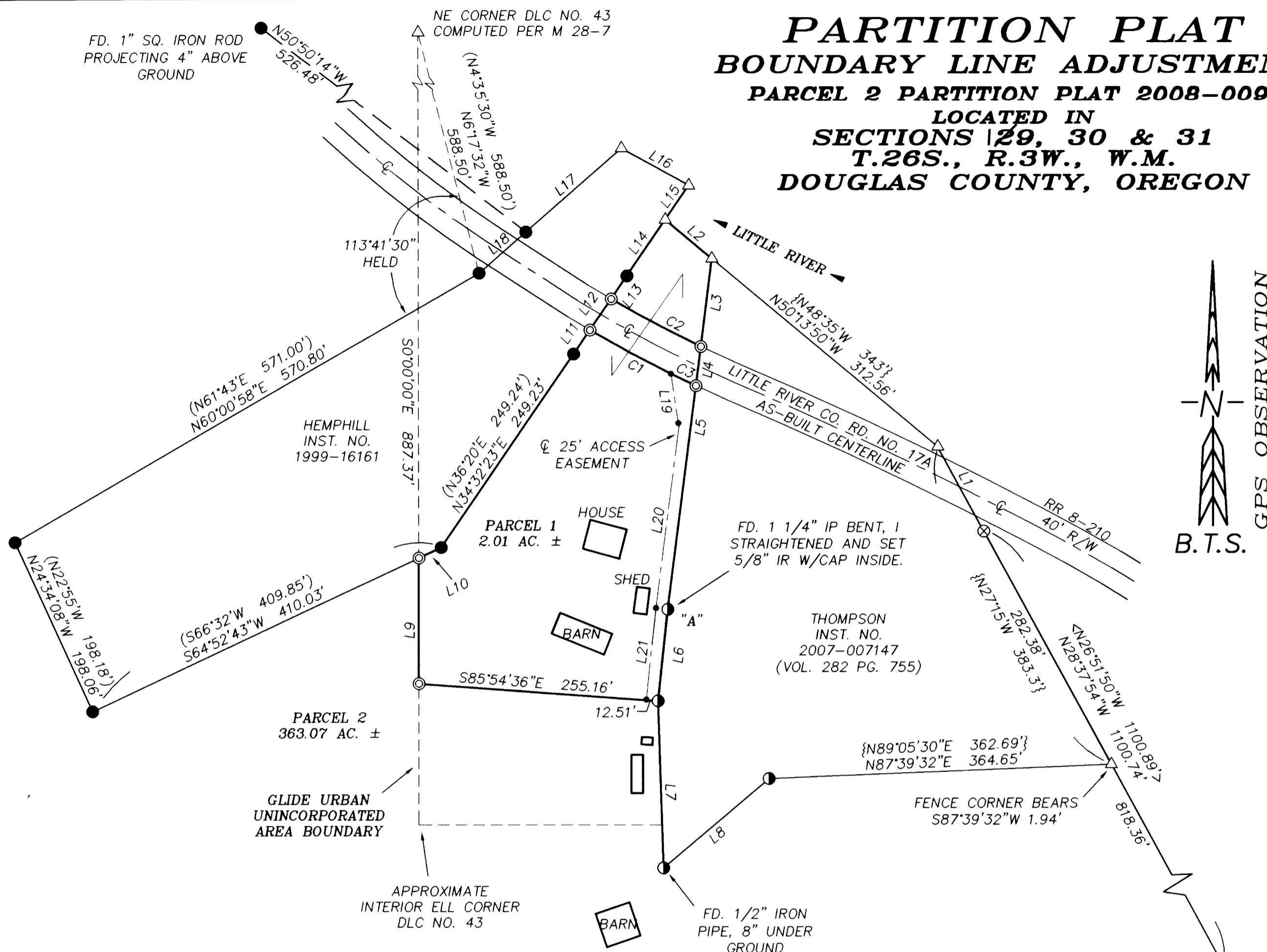
FOR: SHRUM & WRIGHT RANCH JOB #: 08-065
 13062 BUCKHORN ROAD FILE: 08-065 Shrum-Wright BLA.DWG
 GLIDE, OR 97443 SHEET 1 OF 2

DATE: JAN. 16, 2009

2009-0005 A

2009-0005 A

PARTITION PLAT BOUNDARY LINE ADJUSTMENT PARCEL 2 PARTITION PLAT 2008-0091 LOCATED IN SECTIONS 29, 30 & 31 T.26S., R.3W., W.M. DOUGLAS COUNTY, OREGON



NO.	BEARING	DISTANCE	RECORD
L1	S28°37'54"E	102.00	((S27°15'E 102.0'))
L2	N50°13'50"W	64.51	
L3	S7°14'48"W	94.29	
L4	S7°14'48"W	42.08	{S8°24'W 375.64}
L5	S7°14'48"W	239.27	
L6	S6°06'18"W	97.72	{S7°15'30"W 97.59}
L7	S1°48'59"E	177.21	{S0°28'30"E 177.61}
L8	N49°50'30"E	146.87	{N51°11'30"E 146.85}
L9	N0°00'00"E	133.59	
L10	N64°52'43"E	26.16	
L11	N34°22'05"E	31.01	
L12	N34°22'05"E	40.10	(N36°20'E 100.1')
L13	N34°22'05"E	29.52	
L14	N34°22'05"E	72.47	(N36°20'E 116.66')
L15	N34°22'05"E	44.19	
L16	N61°02'25"W	81.61	(N59°18'W 82.79')
L17	S48°47'49"W	135.30	(N50°33'E 135.3')
L18	S48°47'49"W	66.39	(N50°33'E 65.7')
L19	N8°28'13"W	56.61	
L20	S7°14'48"W	194.18	
L21	S6°06'18"W	98.29	
L22	S80°50'00"W	46.20	[N80°35'24"E 46.31']
L23	S13°08'41"E	94.76	[N12°59'29"W 95.00']

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	4°09'00"	1352.20	97.94	S61°36'54"E	97.92
C2	4°42'42"	1312.20	107.90	S62°00'55"E	107.87
C3	1°14'36"	1352.20	29.34	S64°18'42"E	29.34

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - = FOUND 3/4" IRON ROD OR AS NOTED PER M 28-7
 - ⦿ = FOUND 1 1/4" IRON PIPE OR AS NOTED PER VOL. 282 PG. 755
 - ⊙ = FOUND 5/8" IRON ROD PER M 103-5 A&B
 - ⊗ = FOUND 1" U IRON PER M 1-71
 - △ = COMPUTED POINT
 - = COMPUTED EASEMENT POINT
 - = EXISTING FENCE LINE
 - () = RECORD PER M 28-7
 - [] = RECORD PER M 103-5 A&B
 - < > = RECORD PER M 146-43
 - { } = RECORD PER INST. NO. 2007-007147
 - (()) = RECORD PER M 1-71

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-09

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431 S.E. MAIN ST., ROSEBURG, OR 97470
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SCALE: 1" = 100'	FOR: SHRUM & WRIGHT RANCH 13062 BUCKHORN ROAD GLIDE, OR 97443	JOB #: 08-065 FILE: 08-065 Shrum-Wright BLA.DWG SHEET 2 OF 2
DATE: JAN. 16, 2009		